

APN# See page 2 of Document

Recording Requested by/Mail to:

Name: A & A Construction, Inc.

Address: P.O. Box 995

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____



00014820201508629640060060

KAREN ELLISON, RECORDER

NOTICE OF LIEN - CORPORATION

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Susan Anker

Signature

Susan Anker

Printed Name

This document is being (re-)recorded to correct document # 2015-862943, and is correcting to remove APN # 1320-33-212-008 1526 Snaffle Bit Dr. Lot # 123 and should not have been Liened and recorded.

APN: 1320-32-614-002

Per Original Pre-Lein now to include itself
and since created APN's.

APN:

1320-33-212-005 1531 Snaffle Bit Dr. Lot # 39

1320-33-212-006 1533 Snaffle Bit Dr. Lot # 40

1320-33-212-007 1532 Snaffle Bit Dr. Lot # 97

~~1320-33-212-008 1526 Snaffle Bit Dr. Lot # 123~~

1320-33-212-013 1527 Snaffle Bit Dr. Lot # 124

00014798201508629430050055

KAREN ELLISON, RECORDER

Prepared by, recording requested by
and return to:

Name: Susan Anker

Company: A & A Construction Inc

Address: P.O. Box 995

City: Minden

State: Nevada Zip: 89423

Phone: 775-782-5957

Fax: 775-782-0322

NOTICE OF LIEN—CORPORATION

(Nevada Revised Statute §108.226)

NOTICE IS HEREBY GIVEN that Susan Anker, A & A Construction Inc., in his/her official capacity as Secretary/Treasurer, of A & A Construction Inc., a Nevada corporation, claims a Mechanic's and Materialsman's Lien upon the property hereinafter particularly described, which property is located in the County of Douglas, State of Nevada, and which claim is made pursuant to the laws of the State of Nevada, particularly Chapter 108 of the Nevada Revised Statutes, as amended, for the value of \$ 126,476.91 furnished by lien claimant for the improvement of real property hereinafter particularly described, located in the County of Douglas, State of Nevada.

That the whole of the real property hereinafter particularly described has been or is in the process of improvement and is reasonably necessary for the convenient use of occupation of said property.

Claimant further states:

1. That the name of the owner(s) or reputed owner(s) of the premises sought to be charged is/are, The Ranch at Gardnerville 1830 College Pkwy, Suite 200 Carson City Nevada 89706 and KDH Builders, LLC 10625 Double R. Blvd., Reno, NV 89521
2. That the name of the person by whom lien claimant was employed and to whom lien claimant furnished Earthwork , Grading, Paving, Concrete, Storm Drain, Underground Utilities, and Landscaping in connection with the project is The Ranch at Gardnerville, Phase I & IIB, 1830 College Pkwy, Suite 200 Carson City Nevada 89706.
3. That the terms, time given and conditions of the contract were to furnish Earthwork, Grading & Sewer Materials commencing 12/24/2013 and completing the work at a future date for the amount of Seven hundred seventy-six thousand dollars and no cents, (\$776,000.00) with final payment to be made upon completion. The first work by the lien claimant commenced on 12/24/2013.

4. That Earthwork, Grading, Paving, Concrete, Storm Drain, Underground Utilities, and Landscaping have been furnished to and actually used upon the above-described project in the amount of; Three hundred seventy-five thousand seven hundred twenty-five dollars and thirty-eight cents, (\$ 375,725.38); that to date moneys owing is, One hundred twenty-six thousand four hundred seventy-six dollars and ninety-one cents, (\$126,476.91).

5. Lien claimant is informed and believes that the work of improvement has been completed.

6. That a demand for payment has been made by lien claimant and that no part or portion of the amount due and owing has been paid; that there are no further off-sets to the claim and that the sum of One hundred twenty-six thousand four hundred seventy-six dollars and ninety-one cents, (\$126,476.91), plus interest is now due and owing to lien claimant on account of Earthwork, Grading, Paving, Concrete, Storm Drain, Underground Utilities, and Landscaping furnished as above specified and that the undersigned claims a lien upon the real property particularly described herein for said sum, together with interest and attorney's fees as provided by law.

7. That the real property sought to be charged with this Claim of Lien upon which the above-described work of improvement has been made is located in the County of Douglas, State of Nevada, and is particularly described The Ranch at Gardnerville, Phase I & IIB, Portions of Gillman, Heybourne, Lasso Lane, Snaffle Bit Drive and adjacent properties or Description: APN 1320-32-614-002 See attached Exhibit A Document # 0823141 listed above as per original property description at the time of Pre-Lein and now to include addresses and lot numbers as follows: 1531 Snaffle Bit Dr. Lot # 39, 1533 Snaffle Bit Dr. Lot # 40, 1532 Snaffle Bit Dr. Lot # 97, ~~1526 Snaffle Bit Dr. Lot # 123~~ and 1527 Snaffle Bit Dr. Lot # 124.

DATED this 29th day of May, 2015

Susan Anker
Susan Anker - Secretary/Treasurer

VERIFICATION

I, the undersigned, say, I am the lien claimant in the foregoing Notice of Claim of Lien, I have read the foregoing Notice of Claim of Lien, know the contents thereof and state that the same is true.

Susan Anker

STATE OF NEVADA
COUNTY OF Douglas

On the 29th day of May, 2015, personally appeared before me, a notary public, Susan Anker, known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that executed the above instrument.

Linda M. O'Neill
NOTARY PUBLIC

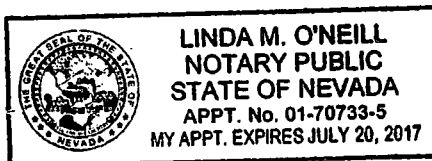


EXHIBIT "A"

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**DESCRIPTION
ADJUSTED LOT 'B'
(A.P.N. 1320-32-614-001)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of the Northeast one-quarter (NE) of Section 32 and the Northwest one-quarter (NW) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the northwesterly corner of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923;

thence along the westerly boundary of said Remainder parcel, South 00°20'20" West, 30.00 feet to the POINT OF BEGINNING;
thence South 89°42'55" East, 25.00 feet;
thence along a line offset 25-feet easterly of and parallel with said westerly boundary of the Remainder parcel, South 00°20'20" West, 259.44 feet to a point on the northerly boundary of Lot 'B' as shown on the Final Subdivision Map for The Ranch at Gardnerville, Phase 1, recorded December 13, 2007 in said office of Recorder as Document No. 714735;

thence along the boundary of said Lot 'B', the following courses:

South 42°44'35" East, 273.47 feet;
South 45°08'57" East, 130.11 feet;
South 53°16'33" East, 131.78 feet;
North 80°43'22" East, 37.11 feet;
North 35°38'58" East, 147.19 feet;

thence North 19°04'05" West, 50.01 feet;
thence North 70°55'55" East, 194.46 feet;
thence along the arc of a curve to the left having a radius of 447.00 feet, central angle of 07°35'37", arc length of 59.24 feet, and chord bearing and distance of North 67°08'07" East, 59.20 feet;
thence South 29°24'04" East, 60.05 feet;
thence along the boundary of said Lot 'B', the following courses:

South 73°34'53" East, 123.75 feet;
South 43°01'39" East, 17.92 feet;
North 51°48'58" East, 60.37 feet;

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South 38°11'02" East, 30.00 feet;
South 51°48'58" West, 33.80 feet;
South 10°34'38" West, 82.65 feet;
Along the arc of a non-tangent curve to the left having a radius of 24.00 feet, central angle of 61°32'07", arc length of 25.78 feet, and chord bearing and distance of South 69°48'35" West, 24.55 feet;
South 39°02'31" West, 87.04 feet;
Along the arc of a curve to the left having a radius of 57.00 feet, central angle of 31°30'49", arc length of 31.35 feet, and chord bearing and distance of South 23°17'07" West, 30.96 feet;
Along the arc of a reverse curve having a radius of 15.00 feet, central angle of 64°20'23", arc length of 16.84 feet, and chord bearing and distance of South 39°41'54" West, 15.97 feet;
Along the arc of a reverse curve having a radius of 51.50 feet, central angle of 77°24'55", arc length of 69.58 feet, and chord bearing and distance of South 33°09'38" West, 64.41 feet;
South 73°15'23" West, 45.56 feet;
North 80°57'39" West, 172.21 feet;
South 36°43'27" West, 38.44 feet;
South 53°16'33" East, 451.59 feet;
South 61°51'07" East, 41.78 feet;

thence South 46°31'31" East, 247.02 feet;
thence along the westerly line of Lot 'C' as shown on said Final Subdivision Map, Document No. 714735, South 43°28'29" West, 100.00 feet;
thence along the southerly line of said Lot 'C', South 46°31'31" East, 120.00 feet;
thence continuing South 46°31'31" East, 42.00 feet;
thence North 43°28'29" East, 75.37 feet;
thence South 50°24'38" East, 302.49 feet;
thence along said Lot 'B' boundary, the following courses:

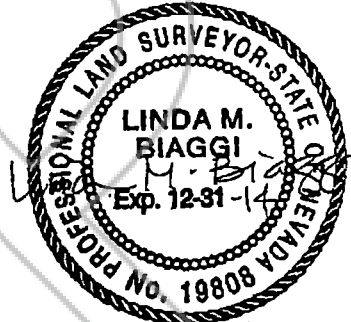
South 47°06'33" East, 139.68 feet;
South 64°33'55" East, 203.37 feet;
South 89°19'12" East, 363.85 feet;
South 89°20'57" East, 307.13 feet;
North 41°36'44" East, 51.12 feet;
South 00°39'03" West, 112.92 feet;
North 89°20'57" West, 340.66 feet;
North 89°19'12" West, 1261.23 feet;
North 89°09'51" West, 302.55 feet;
North 00°40'36" East, 120.30 feet;
North 53°24'24" West, 328.80 feet;
North 45°13'00" West, 429.86 feet;

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North 00°20'20" East, 1152.36 feet to the POINT OF BEGINNING,
containing 30.49 acres, more or less.

The Basis of Bearing of this description is South 89°42'55" East, the north line of the
Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville,
Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada
as Document No. 799923.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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